

COLCHESTER BOROUGH COUNCIL

RECORD OF DECISIONS TAKEN UNDER DELEGATED POWERS

Explanatory Note

The Leader of the Council has established Delegation Schemes by which certain decisions may be made by the relevant cabinet member or specific officers.

Cabinet member decisions are subject to review under the Call-in Procedure.

From the date the notice of the decision made is published there are five working days during which any five Councillors may sign a request for the decision to be reviewed (called in) and deliver it to the Proper Officer.

If, at the end of the period, no request has been made, the decision may be implemented. If a valid call- in request has been made, the matter will be referred to the Scrutiny Panel

Part A – To be completed by the appropriate Cabinet Member/Officer

Title of Report

Disposal of 23, 23a and 69 Maidenburgh Street

Delegated Power

In its capacity as Housing Authority (Housing Revenue Account land and buildings), to procure specified service in the provision, implementation, maintenance and management of;

- Acquisitions and disposals including terms of acquisitions or disposals.

Decision Taken

To approve the Asset Management Group Recommendation to dispose of number 23, 23a and 69 Maidenburgh Street, Colchester by open market sale.

To authorise the Assistant Director of Place and Client in conjunction with the Portfolio Holder for Housing, to agree offers made on the property and settle final terms and consequential matters to complete any sale.

Key Decision

No

Forward Plan

N/A

Reasons for the Decision

Properties that were constructed pre 1900 were identified to be considered for disposal when they became empty through the HRA Budget project to stabilise the HRA business plan. This projects recommendation was presented to the Executive Leadership team in September 2015.

Due to the construction type of all three properties are expensive to maintain and repair, with the average cost of repairs being more than that of other properties. Significant capital would also need to be spent on the properties for both routine maintenance and to increase the energy efficiency of the properties.

Significant investment would be required to bring the energy performance of the three properties up to the Council's average Band C energy rating and given the listed status of numbers 23 and 23a Maidenburgh Street and that all three properties are in a conservation area it is unlikely that the necessary measures would be able to be implemented in a cost-effective manner.

The properties have been considered in line with the Council's Asset Management Strategy and disposal on the open market is the recommended best option for all three properties.

Alternative Options

Not to dispose of 23, 23a or 69 Maidenburgh Street. This would result in a need to continue to invest in all three properties in the knowledge that they do not represent value for money in the long term. Significant investment would be needed to bring all three properties up to the Council's average Band C energy rating.

To retain the properties and lease them to a registered provider. The investment required to the properties to bring the energy performance ratings up to required levels and to maintain the asset would have to be undertaken by the Council as owner of the asset. If a registered provider were to undertake the work, this would need to be repaid through the rental income and therefore it would be highly unlikely that the rent would be affordable to prospective tenants, making the work unviable.

Conflict of Interest

None

Dispensation by Head of Paid Service

N/A

Dispensation by Monitoring Officer

N/A

Approved by Portfolio Holder for Housing

Signature Councillor Adam Fox

Date 13 May 2021

(**NB** For Key Decisions the report must be made available to the public for five clear days prior to the period for call-in commencing)

Part B – To be completed by the Proper Officer (Democratic Services)

Portfolio Holder Decision Reference Number

HOU-018-20

Implementation Date

This decision can be implemented if no request for the decision to be reviewed (call-in) has been made **after 5pm on *Thursday 20 May 2021***

Call-in Procedure

The Decision Notice for this decision was published on the internet on ***Thursday 13 May 2021***.

A request for reference to the Scrutiny Panel must be made by **5pm on *Thursday 20 May 2021***

Signature of Proper Officer
K Barnard